

TO LET MAY SELL

- ✓ Prime corner pitch with return frontage
- ✓ Close to Greggs, B&M and BetFred
- ✓ Immediately available to let
- ✓ May sell
- ✓ Potential to convert upper parts to residential use



48-50 Northgate, Darlington DL1 1PR

PROMINENT RETAIL PREMISES

4,573 Sq Ft
(425 Sq M)



DESCRIPTION

A three storey Victorian corner property with accommodation over basement, ground, first and second floors lying under a pitched slate roof. The ground floor offers a substantial retail area benefiting from a return frontage to Crown Street. The upper floors are used mainly for storage purposes.

LOCATION

Darlington is an historic market town approximately 16 miles west of Middlesbrough, 35 miles south of Newcastle upon Tyne and lies on the east coast main rail line, A1M and A66. The property is situated on the corner of Northgate and Crown Street in the prime retail area.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	2,163	201
First Floor	1,093	102
Second Floor	1,317	122
Basement		0
Total	4,573	425

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

TERMS

The premises are available on a new FRI lease for a term and rent review pattern to be agreed. Alternatively our clients may consider a sale.

RENT

Rent and price on application.

BUSINESS RATES

The premises are entered into the 2017 Rating List as Shop & Premises at a rateable value of £56,500.

EPC

D-93

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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